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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

10 DATE: May 21, 2008

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TIME: 6:00 p.m.

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LOCATION: SULLIVAN'S ISLAND TOWN HALL

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1610 Middle Street

Sullivan's Island, SC 29482

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23 REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

CLARK & ASSOCIATES

24

P.O. Box 73129

North Charleston, SC 29415

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(843) 762-6294

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A P P E A R A N C E S

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DESIGN REVIEW BOARD MEMBERS:

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6 STEPHEN HERLONG - Chair

DUKE WRIGHT - Secretary

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FRED REINHARD - Member

CYNDY EWING - Member

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BILLY CRAVER - Member

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10 (Pat Ilderton and Betty Harmon were not in attendance.)

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ALSO PRESENT: Kat Kenyon - Administrative

14 Kent Prause - Zoning Administrator

Randy Robinson - Building Official

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1 MR. HERLONG: This is the May 21st, 2008
2 meeting of the Sullivan's Island Design Review Board.
3 It is now 6:00 p.m.

4 The members in attendance are Duke
5 Wright, Steve Herlong, Fred Reinhard, Cyndy Ewing and
6 Bill Craver, and the Freedom of Information requirements
7 have been met for this meeting.

8 The items on the agenda are, first, the
9 approval of the April 2008 minutes. Has everybody read
10 the minutes?

11 MR. CRAVER: No, but I will make a motion
12 for them to be approved since it's a verbatim
13 transcript.

14 MR. REINHARD: Second.

15 MR. HERLONG: Any discussion? All in favor?

16 MR. WRIGHT: Duke Wright.

17 MR. HERLONG: Steve Herlong.

18 MR. REINHARD: Fred Reinhard.

19 MS. EWING: Cyndy Ewing, aye.

20 MR. CRAVER: Billy Craver, aye.

21 MR. HERLONG: Item 2 is 1856 Central Avenue,
22 new construction in the historic district. Kent?

23 MR. PRAUSE: It's new construction. It's
24 Number 232. They have come previously for conceptual or
25 preliminary approval. This request is for final

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1 approval.

2 And it's described as a new home on a
3 corner lot, design to be compatible with the existing
4 cottage. So it's another principal residence on a lot
5 with a historic accessory dwelling. That's it.

6 MR. HERLONG: Is the applicant present?

7 MR. FERRICK: Yes. Justin Ferrick with Bo
8 Clowney Design.

9 This is a project we brought before you
10 awhile back, and it is a project in which there was an
11 existing cottage already located on the lot down Central
12 Avenue and discreetly sort of located in the corner.
13 And so what we have got is sort of a ready-made property
14 for a primary new structure to be built on it.

15 We came before you a little over a year
16 ago. And the whole design is centered around creating a
17 structure that begins to capture the corner of this
18 property and will sort of define a structure that is in
19 keeping with the fabric of the rest of the neighborhood.

20 The really only criticism we had the
21 last time we had a meeting was to reduce the height. So
22 from that time we have brought the height down from --
23 the finished floor height from 10 feet 5 inches above
24 grade to 9 foot 3 inches above grade. So we have
25 lowered it 1 foot, 2 inches, and that is below what is
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1 mandated in the zoning code.

2 And this is also property in which we
3 had to go, after we got conceptual approval, that we had
4 to go get a zoning variance to have a second structure
5 on there, and it was approved at that meeting.

6 So now we are here for the second sort
7 of completion of that so they can begin construction.
8 And I will be happy to answer any questions.

9 MR. HERLONG: Thank you. Is there any
10 public comment? Public comment section is closed.
11 Kent, do you have any final comments?

12 MR. PRAUSE: Just to reiterate, I guess, for
13 the record, the only -- they aren't asking -- excuse me.

14 The only modification they are asking
15 for, the zoning standards that you are allowed to grant
16 are the side setback, second floor setback, 100 percent
17 for the last 15 feet of that, which all incorporated --
18 I just want to make sure it's in the record.

19 MR. HERLONG: So that had been asked for
20 previously and approved?

21 MR. PRAUSE: Correct.

22 MR. HERLONG: Randy, do you have any final
23 comments?

24 MR. ROBINSON: The only comment or
25 observation I made, you know, there is no clear entrance
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1 to this house. I mean, how do you get in it?

2 MR. HERLONG: It's very typical Sullivan's
3 Island style.

4 MR. ROBINSON: It is, it is. But I just
5 noticed it on the plan. I was like, how do you get into
6 this house?

7 MR. FERRICK: I think, in reality, it would
8 be quite clear, because that corner pavilion that is on
9 the corner, it actually serves as sort of an entry
10 vestibule, and then you come on the stairs that are on
11 the porch. So I think, in reality, it would be quite
12 clear, but --

13 MR. ROBINSON: But other than that, I don't
14 see any problems.

15 MR. HERLONG: Thank you. Does the board
16 have any questions? Or, Duke, do you want to start?

17 MR. WRIGHT: No. I am looking at the
18 preliminary approval drawing that we gave in April of
19 '07, and it's the same as the final except for the lower
20 elevation, a couple of minor adjustments, chimney
21 height.

22 But, other than that, it's essentially
23 the same plan that we have approved before, so I have no
24 trouble with it.

25 MR. HERLONG: Fred?

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1 MR. REINHARD: The only thing that I am a
2 little concerned about, and it has to do with
3 compatibility with the little house that it shares on
4 the lot.

5 I think that the architect has done a
6 good job of siting the new house so that the narrow
7 elevation, which is the front central elevation, is
8 fairly close in width to the existing house, so it's
9 going to mitigate the difference in size between that
10 one-story cottage and this much larger dwelling.

11 The fact that it's set back a little bit
12 further, maybe 15 feet, helped as well. But I kind of
13 wish that you didn't have that arch and that stucco base
14 element under that tower because it adds mass.

15 It adds some mass to that elevation that

16 would easily be -- could easily be eliminated just by
17 keeping that, at least on the Central Avenue side of the
18 house, to be more open as you have done the part under
19 the porch that you can see the steps. You know what I
20 mean?

21 That little arch is kind of out of
22 character with the elements of that elevation. That is
23 the only thing that I would comment on.

24 MR. FERRICK: As far as the massing, just to
25 say a little something about that, if the cottage is out
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1 here, we essentially have, even though it's an elevated
2 one-story volume, a story-and-a-half volume here and
3 then the porch. So the idea was to transition down as
4 much as possible.

5 MR. REINHARD: Yeah, I like that part. It's
6 about as small as -- with the flood plain criteria, it's
7 essentially a story-and-a-half facade, which is the most
8 that you can possibly do, again, in deference to the
9 cottage.

10 But that corner element, if it didn't
11 have that heavy masonry block and archway there, if it
12 were more open like the base of the house under the
13 porch, I think it would help a lot. That is my only
14 comment.

15 MR. HERLONG: Cyndy?

16 MS. EWING: I agree with Fred on the archway
17 specifically. It's a much more formal treatment. And
18 this -- the cottage is such a simple cottage. And even
19 building this house with the different roofs and the
20 different windows, I think it would be a better feature
21 if it was more of a lattice as opposed to this just
22 heavy archway and more formal treatment.

23 The other thing is, going forward, I
24 would really like to see, and I think we have requested
25 this in the applications, that particularly when you are
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1 designing with another house on the same property, if
2 you could include that in the elevation drawings so that
3 we can see the relationship between the two. I think
4 it's important for the board to see that before we make
5 a decision.

6 MR. HERLONG: Billy?

7 MR. CRAVER: I am fine with it the way it
8 is. I mean, I understand what you-all are saying about
9 the arches. That almost seems like an element of taste,

10 to me, and they have done a good job of breaking up the
11 overall mass of the house.

12 So I like the lattice better, but I
13 wouldn't disapprove it because of that. To me, that is
14 a matter of preference, and I don't want to -- I am not
15 going to get into a preference issue on that. So I
16 would approve it the way it is.

17 MR. HERLONG: Okay. Well, I was kind of
18 wondering -- I kind of felt the same way you did about
19 the arch, maybe even the first time I saw the
20 presentation, I'm thinking. You don't normally see
21 arches like that. It has almost a Spanish feel to it,
22 or something similar to that.

23 On the other hand, I think you make a
24 good point. Plus, I think architecturally, I think the
25 designers are trying to bring more of a mass down on
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1 that corner which would ground that one-story piece more
2 to the ground, I think. To work with the code, you are
3 just using the minimal amount of opening that you can
4 use to meet building code.

5 So I think I see what you are trying to
6 do there, is create some variation between the porch
7 areas that are more open, and the solid, especially the
8 solid one-story areas that you are able to bring down to
9 the ground as much as you can aesthetically.

10 MR. FERRICK: I mean, that is exactly the
11 strategy behind it, is that, essentially, what we have
12 is we have an elevated piazza that wraps around the
13 house. On the ground level you have an open loggia that
14 will open to a garden that connects between the two
15 structures.

16 And for the sake of trying to not only
17 ground the corner of the property with an element that
18 really feels less like something that is an elevated
19 structure, but something that actually sits on the
20 ground much more in the vocabulary of the old house, we
21 actually feel like it's a positive thing to make that a
22 little bit more solid in that area as opposed to making
23 it seem more like a beach house. So that is the way we
24 all sort of thought of it.

25 MR. HERLONG: And for that reason I am kind
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1 of thinking, well, it's a unique feature. You are
2 trying to ground that house better. So, again, I --
3 there are really no changes, minimal changes, other than

4 height reduction, so I have no trouble with it.
5 But I agree with Cyndy, that I think in
6 the future, when we are dealing with a property with two
7 structures, seeing them both drawn together would be
8 very helpful. I think we should ask for that the next
9 time we see the first conceptual on the next property.
10 MR. CRAVER: How do we go about making sure
11 that that is in the -- that people know to do that?
12 MR. REINHARD: We can add it to the
13 checklist.
14 MR. HERLONG: We can add it to the list.
15 MR. CRAVER: I mean, I don't think there is
16 any question that that really provides perspective.
17 MR. FERRICK: If I can interject a second.
18 I believe we probably, on the initial sketch, we had a
19 sketch that showed it.
20 MR. HERLONG: Did you? Okay.
21 MR. FERRICK: I could be mistaken. But I
22 feel like -- I know we studied it in our office, so I
23 would be surprised if it didn't make it into the
24 submittal package.
25 But we didn't carry that through to the
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1 computer drawings because we weren't going -- we didn't
2 put the time into drawing the actual little cottage. So
3 we would have had to include that with the freehand
4 sketch of the little cottage, even though it was to
5 scale.
6 MR. HERLONG: Randy, you have a question?
7 MR. ROBINSON: Yes. Kent and I were just
8 looking at the arches, and the walls on either side of
9 the arches are five feet. We only allow a four-foot
10 solid.
11 MR. HERLONG: I figured that.
12 MR. ROBINSON: That would have to be
13 adjusted.
14 MR. PRAUSE: The arch is going to be two
15 feet wider, if that matters to you or not.
16 MS. EWING: Is there a way even to, instead
17 of using the arches element, to use a more squared off?
18 Arch reads, to me, more -- it's not
19 really vernacular beach architecture. I don't think we
20 could look at many historic buildings on the island and
21 find arches.
22 But if you look in downtown Charleston,
23 it's a very Georgian type of feature, as far as

24 architecture goes. Could you have a squared stucco?
25 MR. FERRICK: I mean, of course you could,
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1 yes.
2 MS. EWING: I'm just trying to figure out
3 what the --
4 MR. WRIGHT: That is a personal judgment.
5 MR. CRAVER: Yeah. I really do think
6 that's --
7 MS. EWING: That is what this board is for.
8 Let me say my piece here.
9 MR. WRIGHT: We are hearing you. We are
10 hearing you.
11 MS. EWING: I know. Let me say my piece and
12 then you can say what you would like to say.
13 MR. HERLONG: One at a time everybody.
14 Cyndy, keep going.
15 MS. EWING: I feel as if, you know, as long
16 as there is questions about it, I think it might be more
17 in keeping with the island architecture if it wasn't an
18 arch, and also definitely fit in better with the small
19 house that is next to it, which is really a cottage.
20 MR. HERLONG: Anybody else have any
21 comments?
22 MR. REINHARD: So am I to understand that
23 now that arch is two feet wider, if it is to meet our
24 code?
25 MR. PRAUSE: Right.
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1 MR. ROBINSON: Or you-all can give relief.
2 MR. HERLONG: Can we?
3 MR. PRAUSE: I'm not sure.
4 MR. FERRICK: Is that what you are requiring
5 for A?
6 MR. PRAUSE: Yes, A and V.
7 MR. HERLONG: The question would be one of
8 the later sections in the code under foundation height
9 maybe.
10 MR. ROBINSON: It says adjustable
11 neighborhood compatibility.
12 MR. FERRICK: Well, I can add that if the
13 reality of it is that that opening needs to go two feet
14 wider, we would probably prefer it just go to a square
15 opening anyway because then, at that point, the
16 proportions of the arch don't really work.
17 MR. REINHARD: I have a motion.

18 MR. HERLONG: One second. Did you-all have
19 any --

20 MR. CRAVER: Yeah. I would like to know
21 whether the board can pass --

22 MR. PRAUSE: Yeah. It's kind of goofy. It
23 says the Design Review Board may grant a modification to
24 this design standard if this or other modifications
25 achieve greater neighborhood compatibility as described
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1 in Article 12, except for National Flood Insurance
2 Program regulations prohibit.

3 So, they don't. I mean, but the
4 foundations are limited to 4 feet in width and depth and
5 occurring no more than every 8 feet. So you-all can
6 vary that if you want to.

7 MR. HERLONG: So am I -- could an
8 interpretation be that where it says 4 feet, one could
9 design a foundation with 8-foot wide solid openings and
10 then an 8-foot opening and then another solid 8 feet?

11 MR. ROBINSON: No. It would have to be a
12 4-foot opening and then with an 8-foot opening -- or
13 4-foot solid wall and then an 8-foot opening and then 4
14 feet again.

15 MR. HERLONG: Since that is 5 feet, it
16 doesn't seem like then we -- you are saying we couldn't
17 approve a variance to 5?

18 MR. ROBINSON: I think you would almost need
19 an 8-foot opening in there with 2 feet on either side,
20 or a foot on either side, or ask for an adjustment.

21 MR. PRAUSE: Modification. And I think
22 where we run into trouble with that is in a V zone you
23 can only have a pier column foundation, and 4 feet is
24 kind of even stretching that about as far as we can get
25 away with.

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1 So I would say, in that regard, the NFIP
2 guidelines would not allow a modification if it were in
3 a V zone. But this is in an A zone?

4 MR. FERRICK: It's an A zone. Even if the
5 block wall is designed as a breakaway wall?

6 MR. PRAUSE: Even if it's designed as a
7 breakaway wall.

8 MR. CRAVER: So where did we end up?

9 MR. PRAUSE: You can approve it as a
10 modification. But, there again, Randy and I have had a
11 problem with this ongoing, is that people don't specify

12 it on the application. And then when we review it to
13 issue a permit we say it doesn't meet this particular
14 standard, and they go, well, the Design Review Board
15 approved it.

16 It's like, well, yeah, they approved it,
17 but you are supposed to ask for it and make them aware
18 that you are requesting a modification to this zoning or
19 design standard, rather than just giving them a plan and
20 they say, oh, I like it.

21 Because you are actually supposed to
22 justify these modifications with findings relating to
23 neighborhood compatibility rather than saying I like it,
24 or I don't have a problem with it, or it doesn't bother
25 me. And so that is where we have had trouble.

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1 So that is why I want to get this stuff
2 on the record, what they ask for. Because if they don't
3 meet that standard, when we are reviewing for a permit,
4 they won't get a permit. They will have to come back
5 here and ask for relief from that requirement.

6 MR. HERLONG: Any other comments or
7 questions?

8 MR. WRIGHT: In this instance, what did you
9 just say?

10 MR. PRAUSE: They have not asked for this in
11 their application as a relief from this standard.

12 MR. WRIGHT: But, as designed, it does not
13 meet the standard?

14 MR. PRAUSE: Correct. And if you-all don't
15 grant relief for it, and they come for a building
16 permit, they won't get a building permit based upon what
17 has been submitted.

18 MR. WRIGHT: But we can or could grant
19 relief?

20 MR. PRAUSE: Correct. But, there again, you
21 are supposed to justify it with examples of how it meets
22 the neighborhood compatibility standard rather than just
23 saying it doesn't bother me or --

24 MR. WRIGHT: Is neighborhood compatibility
25 the only standard of which we are judging this against?

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1 MR. PRAUSE: Yes, as prescribed in Article
2 12, and there are about 11 different standards of
3 neighborhood compatibility. So, ideally, you would cite
4 which ones of those you thought were applicable in order
5 to grant this relief.

6 MR. HERLONG: I have a question. I think I
7 heard Randy say that we can't grant relief because it
8 would be in conflict with what the code says.

9 The relief would be to have a 5-foot
10 section of wall, a 4-foot opening and a 5-foot section
11 of wall. And I don't think this board can grant that,
12 you are saying?

13 MR. ROBINSON: No. The ordinance states you
14 can have a 4-foot solid wall and then an 8-foot opening
15 and then, again, a 4-foot solid wall and then another
16 8-foot opening.

17 MR. WRIGHT: Or less, 8 foot or less? It
18 doesn't have to be -- does it have to be 8 feet?

19 MR. PRAUSE: It just says no more than at
20 every 8 feet.

21 MR. WRIGHT: Yeah. So it could be 5 feet or
22 6 feet or -- it doesn't have to be 8 feet, does it?

23 MR. ROBINSON: Yes. Just about every plan
24 you-all approve needs to have this one checked off as
25 they need relief from it.

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1 MR. HERLONG: I get a sense that you-all are
2 putting that in different ways. You are interpreting it
3 different. You said it doesn't need to be 8 feet. You
4 said it does, I think.

5 MR. PRAUSE: That is what I thought, no more
6 than every 8 feet. Occurring no more than 8 feet means
7 you have to have at least 8 feet.

8 MR. HERLONG: Okay. So a 4-foot solid, at
9 least 8 feet, and 4-foot solid is the most solid a
10 ground floor wall system could be, structural system?

11 MR. PRAUSE: Unless you-all grant this
12 modification.

13 MR. HERLONG: And this board can grant how
14 much of a modification to that?

15 MR. PRAUSE: I would say whatever you deemed
16 is appropriate in keeping with the standards of
17 neighborhood compatibility, except making the pier or
18 column wider than 4 feet in a V zone.

19 MR. HERLONG: So, really, what we are saying
20 is this exact solution could not be -- we couldn't grant
21 a variance to allow this to happen because there are
22 5-foot walls here?

23 MR. ROBINSON: I think you can. If you-all
24 want to see these arches like they are, you can allow
25 it.

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1 MR. WRIGHT: And we are not in a V zone?

2 MR. PRAUSE: Right. That is correct.

3 MR. HERLONG: Okay. Does anyone else have
4 any questions?

5 MR. CRAVER: I guess the only question I
6 would have is would the applicant like to defer this so
7 they can study the neighborhood and figure out whether
8 they have got a neighborhood compatibility argument?

9 MR. FERRICK: We would prefer not to defer
10 this application because there is a time issue in
11 regards to this with the approval of the zoning
12 variance, which we would then have to go back and
13 receive another zoning variance for.

14 So we would respectfully request that if
15 the board feels that they can't grant -- because we feel
16 it's in keeping, whether we make it a little wider or
17 whether we leave it the way it is.

18 But if the board feels they can't do
19 that, we would ask that they approve it with the wider
20 opening and the square top as opposed to deferring us or
21 disapproving the application.

22 MR. HERLONG: Okay. Do I hear a motion?

23 MR. REINHARD: I move for approval with -- I
24 move for approval changing the arch openings to a
25 rectangular opening with the side walls 4 feet or less.

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1 Is that clear?

2 MR. WRIGHT: Fred, note that there are
3 several arches on this house on the other elevations.

4 MR. REINHARD: This is all the arches.

5 MR. WRIGHT: Are we talking about all the
6 arches?

7 MR. REINHARD: All of the arches, yes,
8 because all of the arches are in question.

9 MR. FERRICK: And they are all related to
10 these corner pier elements, so we would want them to all
11 change consistently.

12 MR. REINHARD: And I didn't define for the
13 record, did not define the width of that because some of
14 the walls you will be dealing with will change.
15 Therefore, in order to get the proportions right, you
16 need to work within that 4 feet. Okay.

17 MS. KENYON: You need to mention side
18 setback. Can you put that in there?

19 MR. HERLONG: Let me ask about that. Was

20 that not approved in the previous application?

21 MR. PRAUSE: I believe it was, yes. Is that
22 correct?

23 MR. FERRICK: I believe it was.

24 MR. REINHARD: I will put it in the motion
25 just in case, and also approving the side setback

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1 modification, or is the word variance?

2 MR. PRAUSE: Modification, second floor.

3 MS. EWING: I will second that.

4 MR. HERLONG: We have a second. So is there
5 discussion about the motion?

6 MR. CRAVER: My only question is this.

7 Would the applicant rather have the arched opening in
8 the wider -- you know, with the walls 4 feet or less,
9 would you rather have the arched opening than the square
10 opening?

11 MR. FERRICK: I think once you break the
12 proportion that we have right now, it makes a lot more
13 sense to go to a square opening.

14 MR. CRAVER: As long as you-all are
15 comfortable. I mean, because I'm fine with the arched
16 opening.

17 So I would -- if the applicant wanted
18 it, I would vote against this and redo the motion and
19 allow them to have the arched opening, because I believe
20 that is a taste element. But if the applicant is fine
21 with it, I'm fine with the way it is.

22 MR. HERLONG: Any other questions, comments?
23 All in favor of the motion say aye.

24 MR. WRIGHT: Aye, Duke Wright.

25 MR. HERLONG: Steve Herlong.

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1 MR. REINHARD: Fred Reinhard.

2 MS. EWING: Cyndy Ewing.

3 MR. CRAVER: Bill Craver, yes.

4 MR. FERRICK: Great. Thank you.

5 MR. HERLONG: So the next item on the agenda
6 is 2402 Jasper Boulevard, a pool and deck, and it is a
7 historic property. So, Kent?

8 MR. PRAUSE: It is within the historic
9 district. It's Historic Survey Number 94. They are
10 asking for a final approval.

11 But in addition to the swimming pool and
12 deck, the application also makes reference to rework
13 fence around two new off-street parking and new outdoor

14 shower. And it seems to be a recurring issue with this
15 off-street parking.

16 You are only allowed one access to the
17 site, which is through the driveway that goes to the
18 detached garage. So they couldn't do this pervious
19 off-street parking as shown on Station 24.

20 And this doesn't cite to it, I guess.
21 The final survey that was submitted with it shows a tree
22 right there, but it's not labeled by size or species or
23 anything, but I can only assume that would require
24 permission to remove that tree. And that is all I have
25 for you.

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1 MR. HERLONG: Is the applicant present?

2 MS. ALLEN: Yes. Elizabeth Allen, with
3 Allen Design, representing the property owner.

4 The application that is before you is
5 for the pool and pool deck, and a small outdoor shower
6 to the side of the house, and the off-street parking
7 that Kent just mentioned.

8 As far as the zoning code goes, it was
9 my understanding that the driveway cut could only come
10 in once, but that was just considered off-street parking
11 there along that fence line. So, you know, if we need
12 to have discussion about that, then we can.

13 As far as our site numbers go, the
14 critical one to look at here is impervious surface, and
15 we are within the allowable impervious coverage with
16 everything that we have on site. With the house, and
17 the walks, and the garage, and the pool and pool deck
18 and everything else, that we are not breaking that
19 standard.

20 The pool will be slightly elevated from
21 the ground 2 feet, 5 inches, which will allow us to step
22 from the back porch to the pool deck and then transition
23 gracefully down to grade; also eliminating the need for
24 a railing around the edge of the pool which will leave
25 all that open to the backyard and not block the view of

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1 the back of the house.

2 And then we will, consequently, continue
3 to fence in the backyard to take care of our code
4 requirement to fence around the pool.

5 And they have an existing picket fence
6 right now along the front property line on Jasper, and
7 it turns the corner down Station 24. That would remain.

8 And then where they have existing
9 chain-link fence, continuing along Station 24, along the
10 rear of the property, and up the interior side of the
11 property line, that is going to be altered slightly with
12 more of a living fence with 4x4s every 10 feet, with a
13 2x4 top and bottom rail and then wire fabric in between.

14 So that is, you know, that is the crux
15 of the application, basically an accessory structure,
16 would be the approval that we would be looking for.

17 MR. HERLONG: Okay. Is there any public
18 comment? Public comment section is closed.

19 Kent, do you have any final comments?

20 MR. PRAUSE: Only with respect to this
21 aspect of the driveway. It says, all approved ingress
22 and egress access to all lots shall meet the following
23 requirements, and it defines the improved access as
24 anything except natural grass or lawn areas. And width
25 or location, you only have one, and it can only be 12

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1 feet wide at the street lot line. So, I mean, I don't
2 see how they can do this.

3 MR. WRIGHT: Didn't we just go through this
4 at Station 18-1/2?

5 MR. HERLONG: Yes.

6 MR. PRAUSE: We keep going through it over
7 and over again.

8 MR. WRIGHT: Didn't that have to go back to
9 the Planning Commission for a variance?

10 MR. PRAUSE: I think that one -- was that
11 the one that Ryan Halbert (phonetic) said it was
12 existing nonconforming use without any proof? He just
13 made it up and said this is existing nonconforming use.

14 MR. WRIGHT: But it's there.

15 MR. PRAUSE: What is there?

16 MR. WRIGHT: The off-street parking at
17 18-1/2. I mean, I am digressing here, but --

18 MS. EWING: Right, you are.

19 MR. WRIGHT: If they have it there, what is
20 wrong with having it here? What was done at 18-1/2?

21 MR. PRAUSE: I'm confused. What do you mean
22 it's there?

23 MR. WRIGHT: I thought the argument was that
24 he could not have off-street parking.

25 MR. PRAUSE: He couldn't, and he went --

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1 MR. WRIGHT: He did it anyway.

2 MR. PRAUSE: He went to the Board of Zoning
3 Appeals. And the Board of Zoning Appeals, as I said,
4 they said it was there, this is an existing
5 nonconforming use, with no proof whatsoever.

6 MR. WRIGHT: So they approved it?

7 MR. PRAUSE: Yeah. They just made it work.

8 MR. REINHARD: Grandfathered it.

9 MS. ALLEN: Kent, if that area that is then
10 outside the fence is grass --

11 MR. PRAUSE: That is fine.

12 MS. ALLEN: -- then it would meet the code?

13 MR. PRAUSE: Yes.

14 MS. ALLEN: Because it would basically take
15 the grass apron that runs down the side of the lot
16 there.

17 MR. PRAUSE: Yeah. If you just leave it as
18 lawn, it's fine. You just can't define it. Don't
19 cordon it off with any kind of fence treatment or --

20 MS. ALLEN: Well, we have to have a fence
21 going around for the pool. So that is why the fence
22 would, you know, need to jog in because the pool area
23 needs to be enclosed and they don't want to quarantine
24 that off from the back of the yard. You know, they
25 currently use that side of the street as off-street

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1 parking right now.

2 MR. PRAUSE: Why wouldn't they just be able
3 to parallel park along that street?

4 MS. ALLEN: Well, during the summer it gets
5 busy. So --

6 MR. PRAUSE: That is why we put these things
7 in place, because of the public parking and the street
8 right-of-way.

9 What is supposed to happen is you want
10 parking on your lot, you go in your driveway and you
11 provide the parking on your lot and nobody -- you know,
12 they will not block your driveway. They can't.

13 But we don't want to displace the public
14 parking on the public street for private parking for
15 lots. So that is why we adopted these provisions.

16 MS. ALLEN: Right.

17 MR. PRAUSE: So if they just want to have
18 lawn grass there, that is fine. But if somebody parks
19 out there, parallel parks on the street, then they can't
20 use it. They wouldn't be able -- in other words, they
21 can't say this is my park -- you can't park here because

22 this is parking for my property.
23 If they want to do that, they need to
24 come in the driveway and accommodate parking in here.
25 And then they can't have the driveway blocked and they
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1 have all the parking they want to have on their
2 property.

3 MS. ALLEN: Gray, do you have any thoughts
4 on that as far as, you know, maybe what you would like
5 to see there so we can give the board some direction?

6 MR. McSWEENEY: The only thought I had on it
7 is the garage or accessory structure in the back, if
8 that entrance back there is eliminated. And the one
9 thing is I don't know -- I don't use a garage to park a
10 car in, so it can still be used for the purpose which
11 I'm building it for.

12 And then to -- and take that fence and
13 run it across the back and not have an entrance on the
14 back of the property, and then what we have here.

15 MS. ALLEN: If we did that, we would still
16 only be limited to an opening of how wide?

17 MR. PRAUSE: 12 feet.

18 MS. ALLEN: Of 12 feet.

19 MR. McSWEENEY: Oh, okay.

20 MS. ALLEN: So you wouldn't be able to
21 accommodate two cars there.

22 MR. McSWEENEY: Well, if we can just grass
23 it then. And you are saying we can still jog the fence
24 line in but it can't be wider than 12 feet?

25 MS. ALLEN: I think what Kent is saying is
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1 that by jogging the fence in we are then defining that
2 as off-street parking.

3 MR. PRAUSE: As Randy has pointed out, too,
4 at least according to the drawing that has been
5 submitted, the depth of that is only 10 feet, so the car
6 is going to be hanging over the --

7 MS. ALLEN: From the property line.

8 MR. ROBINSON: It's 18 feet.

9 MR. PRAUSE: Oh, 18 feet. Okay. That's
10 plenty. Well, I say plenty. Parking stalls are
11 typically 20 feet.

12 MR. ROBINSON: We have an issue right now
13 where a person with a private property has parked their
14 car into their lot but left the rear end out in the
15 right-of-way and the police wrote him a ticket. I mean,

16 they are very hot about it, but they are not supposed to
17 park like that in a right-of-way.

18 MS. ALLEN: Right.

19 MR. HERLONG: Is the issue there that you
20 can park in the right-of-way, but you --

21 MR. PRAUSE: You should be parallel parking
22 there.

23 MR. HERLONG: -- parallel park in the
24 right-of-way? In other words, they weren't parallel
25 parked in the right-of-way?

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1 MR. ROBINSON: That's correct.

2 MR. HERLONG: Randy, do you have any final
3 comments?

4 MR. ROBINSON: No.

5 MS. EWING: I just -- you know, people park
6 in your lane over here all -- it's just for guest
7 parking, right?

8 MR. McSWEENEY: No. It would probably --
9 well, I envisioned that that would be the main two
10 parking places for the --

11 MS. EWING: Oh, okay. I thought it was for
12 your guests to come. Because I was going to say you
13 could just move the fence line in the back closer to the
14 garage, and then if you were going to have a lot of
15 people they could just park Sullivan's Island style, on
16 the grass.

17 MR. HERLONG: One option here is I don't
18 know what your timing is. It sounds like you may need
19 to rethink a few of these issues.

20 But I guess the board could address the
21 pool and deck, if that would help you. And maybe you
22 could come back, if you wanted to, to rethink any of the
23 parking or fence-related issues.

24 MR. McSWEENEY: Well, to keep it simple,
25 would it make more sense just to go ahead and leave out

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1 those parking places that I'm showing and just run the
2 fence line down, and then if I get some brainstorm in
3 the next two weeks, I will just come back with another
4 application? That way I would have approval, and then
5 if I wanted to change it or something --

6 MR. HERLONG: So what you are saying is
7 maybe you would want to ask the board to review it based
8 on the idea that the fence runs straight parallel along
9 the property line?

10 MS. ALLEN: Correct.
11 MR. McSWEENEY: Right.
12 MR. HERLONG: With a gate or two, or
13 whatever you might have?
14 MS. ALLEN: Correct.
15 MR. McSWEENEY: Right. Is there any width
16 or anything on a gate that you can put up?
17 MR. PRAUSE: I think those are limited to 18
18 feet.
19 MR. ROBINSON: I think it's 16.
20 MR. PRAUSE: It might be 16. Let me look
21 real quick. 16 feet. Columns or short runs of solid
22 areas and entry feature, total length shall not exceed
23 16 feet.
24 MR. HERLONG: Does the board have any
25 questions? Duke, what do you think?

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1 MR. WRIGHT: I agree. I think, if I heard
2 correctly, we are just going to forget this and you are
3 going to run the fence parallel to Station 24?
4 MS. ALLEN: It will be the same application
5 you have eliminating the off-street parking and running
6 the fence straight.
7 MR. WRIGHT: And I have no problem with the
8 pool or the pool deck in the rear of this house.
9 MR. HERLONG: Fred?
10 MR. REINHARD: I agree.
11 MR. HERLONG: Cyndy?
12 MS. EWING: I agree.
13 MR. CRAVER: It's good with me.
14 MR. HERLONG: I'm fine with it, too. Do I
15 hear a motion?
16 MR. WRIGHT: I move that the application be
17 approved as submitted with the exception of the
18 impervious off-street parking and that the fence
19 continue all along Station 24.
20 MR. REINHARD: Second.
21 MR. HERLONG: I would like to just add that
22 the gate location can be deferred to staff.
23 MS. ALLEN: Thank you.
24 MS. EWING: Second? Do we need a second? I
25 second it.

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1 MS. KENYON: Fred seconded it.
2 MR. HERLONG: Any discussion? All in favor?
3 MR. WRIGHT: Aye.

4 MR. HERLONG: Aye.
5 MR. REINHARD: Aye.
6 MS. EWING: Aye.
7 MR. CRAVER: Aye.
8 MS. ALLEN: Thank you very much.
9 MR. HERLONG: The next application is 2502
10 Raven Drive, new construction. Kent?

11 MR. PRAUSE: This particular application is
12 outside of the historic district. There is no survey
13 number. It's new construction, new construction of a
14 single-family dwelling.
15 The reason why they are here this
16 evening is that they are requesting some modifications
17 which you are allowed to grant.

18 Apparently, there seems to be a question
19 about the side setback, the second floor setback, and I
20 will let Mr. McCants address that when he comes up.

21 But definitely a request for relief on
22 the principal building square footage of an additional
23 154 square feet, which represents 4-1/2 percent of the
24 20 percent that you can grant, and also the principal
25 building side facade of 1 foot, 6 inches, which you are
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1 allowed to grant up to 100 percent relief in that
2 regard. And that is all I have for you at this time.

3 MR. HERLONG: Is there any public comment?
4 Public comment section is closed. Is the applicant
5 present?

6 MR. McCANTS: Yes. Hello, Carl McCants,
7 the last one on this rapid night. I have some photos
8 here of the existing houses around us, which I should
9 have given to you-all earlier. I apologize. If you
10 want to pass those around.

11 For neighborhood compatibility, as you
12 can see, everything on that block is eclectic.
13 Neighborhood compatibility, I can't say that there is
14 anything that I could draw from on there to say that
15 there is any certain style to try to reflect, other than
16 the houses that are existing now that we are going to
17 remove.

18 Also, the things we are asking for here,
19 the one that is under question is the side setback on
20 the second floor. And I talked to Randy about this, and
21 he said it's a good one to bring up with you-all.

22 Now, it's a story-and-a-half house. We
23 have a 5-foot knee wall, and with that 5-foot knee wall

24 I don't have any articulation down that one side.

25 Is there a certain height that you have

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1 before you have to have that articulation is the

2 question?

3 MR. HERLONG: That would be a question for

4 staff.

5 MR. ROBINSON: It's a second floor facade

6 setback, so --

7 MR. HERLONG: Once you pass the floor level,

8 then you are --

9 MR. ROBINSON: That's right.

10 MR. HERLONG: That is where the setback

11 would begin?

12 MR. ROBINSON: Yes, I would say so. But

13 you-all can give 100 percent relief on that.

14 MR. WRIGHT: This is on the east elevation

15 they are talking about?

16 MR. McCANTS: Yes.

17 MS. EWING: The left side here?

18 MR. WRIGHT: I guess that's east.

19 MR. McCANTS: Yes, the east elevation, that

20 is correct.

21 MR. WRIGHT: Right side elevation.

22 MR. ROBINSON: The right side is 28 feet off

23 that elevation.

24 MR. McCANTS: Right here.

25 MS. EWING: Oh, okay.

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1 MR. HERLONG: So, Carl, anything else to

2 add?

3 MR. McCANTS: Well, that was one question.

4 Next we have -- which Kent didn't mention and I left it

5 blank on there, because I don't know how to ask for the

6 percentage of it.

7 But we have some additional front yard

8 setback. And you can see on Sheet 6, I have a line

9 drawing where a little bit of that gable clips at 45

10 degrees. And maybe you-all can help me. I don't know

11 how to ask for what percentage that would be.

12 MR. HERLONG: Is it a percentage -- the

13 relief is asked for in percentage?

14 MR. PRAUSE: Yeah. You-all can give up to a

15 15 percent modification for that, and it's six of one,

16 half dozen of the other.

17 You can either reduce the setback by 15

18 percent and bring that setback closer to the front lot
19 line, or you can reduce the -- or increase the 20-foot
20 height by 15 percent. But, because it's at a 45-degree
21 angle, it accomplishes the same thing, either one.

22 MR. HERLONG: And by increasing it at 15
23 percent, you clear it.

24 MR. McCANTS: So that is what I would be
25 asking for, 15 percent then, okay?

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1 MR. HERLONG: Okay.

2 MR. McCANTS: Next, principal building
3 square footage, we are 150 square feet over. The
4 formula was 3,455, and we are at 3,609, so we are asking
5 for relief on that of 4-1/2 percent.

6 And then, finally, Item K. It's along
7 that same facade that Question B was on. It's over 30
8 feet. It's 31 foot 6 inches, and we are asking for 1
9 foot, 6 inch relief on that.

10 MR. HERLONG: Okay. Anything else?

11 MR. McCANTS: No. That is it.

12 MR. HERLONG: Kent, do you have any -- no.
13 Public comment?

14 MR. PRAUSE: I think we did that one.

15 MR. HERLONG: Oh, we did?

16 MS. KENYON: Yes. There is nobody here
17 except Susan.

18 MR. HERLONG: Kent, do you have any final
19 comments?

20 MR. PRAUSE: No, sir.

21 MR. HERLONG: Billy, do you have any
22 questions or comments?

23 MR. CRAVER: Well, I didn't get that one in
24 my package, so I don't have any questions at all.

25 MR. HERLONG: Would you like to see it?

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1 MS. KENYON: That's all right. Duke stole
2 yours.

3 MR. CRAVER: Oh, okay. Why don't you start
4 with Duke.

5 MR. HERLONG: Cyndy, why don't you start.

6 MR. WRIGHT: My name is not Billy on the
7 desk box back there.

8 MS. EWING: It's fine. The only reason you
9 are here is because of the 150 square feet, otherwise --

10 MR. McCANTS: That is the biggie, yes,
11 ma'am.

12 MS. EWING: And, basically, asking for the
13 setback on the side there?
14 MR. McCANTS: Correct.
15 MR. PRAUSE: And the front, the 45-degree.
16 MR. McCANTS: And the 45-degree, right, the
17 additional front yard setback.
18 MS. EWING: Well, it's a very interesting
19 design. I think it -- and you are right about the
20 neighborhood. It just is kind of --
21 MR. McCANTS: Very eclectic.
22 MS. EWING: So I don't think you will have a
23 problem with the neighborhood. You may end up setting a
24 standard for the neighborhood.
25 MR. McCANTS: Well, Steve has one down at
0040
1 the end. Be careful.
2 MS. EWING: Yeah, I just saw that. I just
3 saw that in the -- yes, I would approve the 150 square
4 feet.
5 MR. HERLONG: Fred?
6 MR. REINHARD: I'm okay.
7 MR. HERLONG: Billy?
8 MR. CRAVER: I'm okay.
9 MR. HERLONG: Duke?
10 MR. WRIGHT: Yeah, I'm okay with it. That,
11 as we all know, that whole neighborhood is changing.
12 Those low-profile houses on the marsh side are all going
13 to go sooner or later. And I think what is going in
14 there is appropriate and I'm okay with it.
15 MR. HERLONG: And I will look at it, and I
16 think you have done a good job of breaking the masses
17 down. You have two basic masses, which kind of helps
18 reduce the overall scale, and I think that does work
19 well.
20 It's not exactly symmetrical. It is
21 balanced, but asymmetrical. I think that, again, makes
22 it more less formal, which is more appropriate for the
23 island, so I would approve it as well.
24 Any other further questions?
25 MR. REINHARD: Move for approval.
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1 MS. KENYON: Please put all three items in
2 there and what you want, preliminary, final. You are
3 going to have to start getting this right.
4 MR. REINHARD: To be honest with you, I
5 forgot what they are.

6 MS. KENYON: Front yard setback.
7 MR. REINHARD: Front yard setback, principal
8 building coverage.
9 MR. HERLONG: I have a question. Could you
10 not just say I move for approval as submitted? Because
11 you are requesting it in the submittal.
12 MS. KENYON: But didn't --
13 MS. EWING: It helps for the minutes to have
14 it in there.
15 MS. KENYON: When they come with their plan.
16 MS. EWING: And then we --
17 MR. PRAUSE: Just to help us out, I would
18 appreciate it, because we get that motion and then we
19 get this, so that way we know.
20 MS. EWING: It helps us.
21 MR. REINHARD: We have A through O here.
22 Which ones are they?
23 MR. PRAUSE: You want B, D, H and K.
24 MR. REINHARD: I move for approval to
25 include the additional front yard setback, the side
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1 setback, second floor setback, the principal building
2 square footage, and the principal building side facade.
3 MS. KENYON: One more thing. Preliminary,
4 conceptual?
5 MR. REINHARD: Final.
6 MS. KENYON: Thank you.
7 MS. EWING: I will second that.
8 MR. HERLONG: Any comments? All in favor?
9 MR. WRIGHT: Aye.
10 MR. HERLONG: Aye.
11 MR. REINHARD: Aye.
12 MS. EWING: Aye.
13 MR. CRAVER: Aye.
14 MS. EWING: I do have some questions.
15 MS. KENYON: Run.
16 MS. EWING: What kind of material are you
17 using on the --
18 MR. McCANTS: With the cladding and all on
19 the house? We are mixing it up. We have board and
20 batten and we have lap siding. And I believe I put it
21 on the form here. Let me see if I put it on here.
22 MR. HERLONG: Do I hear a motion to adjourn?
23 MR. WRIGHT: I move to adjourn.
24 (The hearing concluded at 6:55 p.m.)
25 - - -

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1 STATE OF SOUTH CAROLINA)

2)

COUNTY OF CHARLESTON)

3

I, Nancy Ennis Tierney, Certified Shorthand Reporter
4 and Notary Public for the State of South Carolina at
Large, do hereby certify that the foregoing hearing was
5 taken at the time and location therein stated; that the
hearing was recorded stenographically by me and was
6 thereafter transcribed by computer-aided transcription;
and that the foregoing is a full, complete and true
7 record of the hearing.

8 I certify that I am neither related to nor counsel
for any party to the cause pending or interested in the
9 events thereof.

10 Witness my hand, I have hereunto affixed my official
seal this 1st day of June, 2008, at Charleston,
11 Charleston County, South Carolina.

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Nancy Ennis Tierney

24

CSR (IL)

My Commission expires

25

April 6, 2014